



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, June 28, 2021
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Planning Commission Conference Room, Bountiful City Hall at 795 South Main Street, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at (801) 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Consider approval of minutes for April 5, 2021
3. Consider a Conditional Use Permit for a Home Occupation Handyman at 848 South 450 West –Silvestre Resendiz, applicant
 - a. Public Hearing
 - b. Action
 - c. Consider drafted approval in written form
4. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 1349 North 400 East –Andrew Koehler, applicant
 - a. Public Hearing
 - b. Action
 - c. Consider drafted approval in written form
5. Consider a Conditional Use Permit for a Home Occupation Handyman at 1940 S 200 E –Paiten Sims, applicant
 - a. Public Hearing
 - b. Action
 - c. Consider drafted approval in written form

6. Consider approval of a Lot Line Adjustment at 3219 South 100 East & 3224 South 200 East, Kevin J & Maurine Young and Nicholas & Kellie Reynolds, applicants

a. Action

7. Adjournment

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
April 05, 2021**

Present: Committee members Curtis Poole (Acting Chair), Brad Clawson, and Scott Schlegel
Assistant City Planner Kendal Black
Recording Secretary Jacinda Shupe

Excused Francisco Astorga (Chair)

1. Welcome and Introductions.

Acting Chair Poole opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for March 08, 2021.

MOTION: Committee Member Clawson made a motion to APPROVE the minutes for March 08, 2021. Acting Chair Poole seconded the motion. Committee Member Schlegel was not present during the March 08, 2021 meeting.

VOTE: The motion passed 2-0 with Committee Member Schlegel abstaining.

3. Consider drafted approval in written form for a Conditional Use Permit for a Home Occupation Handyman at 913 East 800 South – Michael P Russell, applicant

MOTION: Committee Member Clawson made a motion to APPROVE the Conditional Use Permit for a Home Occupation Handyman at 913 East 800 South as recommend by staff in WRITTEN form. Acting Chair Poole seconded the motion.

VOTE: The motion passed unanimously (3-0).

4. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 1098 Canyon Creek Drive–Eric Beard representing Brad Hansen, applicant

Mr. Beard representing Brad Hansen, Applicant, was present. Planner Black presented the item.

Planner Black indicated that the applicant is requesting a 650 square foot detached Accessory Dwelling Unit at 1098 Canyon Creek Drive. He indicated that the property more than meets all city code requirements as far as parking and acreage for an Accessory Dwelling Unit. Planner Black indicated the new structure will be constructed with stick frame construction.

Committee Member Schlegel inquired if more than 2 buildings were allowed on a property in Bountiful. Planner Poole stated there is no limit to the number of accessory buildings as long as all accessory buildings combined are under 10% of the lot size requirement in code.

1 Acting Chair Poole opened the public hearing at 5:07 p.m.
2 There were no comments.

3
4 Acting Chair Poole closed the public hearing at 5:07 p.m.
5

6 MOTION: Committee Member Schlegel made a motion to APPROVE a Conditional Use
7 Permit to permit an Accessory Dwelling Unit located at 1098 Canyon Creek Drive as
8 recommended by staff. Committee Member Clawson seconded the motion.
9

10 CONDITIONS OF APPROVAL:

- 11 1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City
12 Land Use Code including the following:
13 a. The owner(s) of the property must continually occupy the principal dwelling or
14 the accessory dwelling unit.
15 b. The property is to be used only as a Single-Family dwelling with an accessory
16 dwelling unit and shall be subject to a Deed Restriction.
17 c. There shall be no separate utility service connections.
18 d. The Applicants shall apply separately for a building permit to be reviewed and
19 inspected by Staff.
20 2. The required walkway and all other applicable aspects of the ADU conversion are to be
21 inspected, including the required walkway, proper window egress, proper door width,
22 that the ADU is an independent unit from the main dwelling, etc. Building codes shall be
23 inspected prior to the City signing the deed restriction.
24 3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and
25 is non-transferable to another property.
26 4. The Deed Restriction shall be signed within six (6) months of the date of approval.
27

28 VOTE: The motion passed unanimously (3-0).
29

30 MOTION: Committee Member Schlegel made a motion to APPROVE a Conditional Use
31 Permit to permit an Accessory Dwelling Unit located at 1098 Canyon Creek Drive as
32 recommended by staff in WRITTEN form. Committee Member Clawson seconded the
33 motion.
34

35 VOTE: The motion passed unanimously (3-0).
36

37 Acting Chair Poole ascertained there were no further items of business. The meeting was
38 adjourned at 5:09 p.m.
39
40
41

42 _____
43 Curtis Poole
Acting Administrative Committee Chair

Administrative Committee Staff Report



Subject: Conditional Use Permit for a Handyman Home Occupation at 848 South 450 West.
Authors: Kendal Black, City Planner
Date: June 14, 2021

Background

The applicant, Silvestre Resendiz, submitted a Conditional Use Permit (CUP) for a Handyman Contractor Home Occupation located at 848 South 450 West. The property is located within the R-4 Single-Family Residential Zone.

Analysis

The applicant operates a handyman business and there are no employees. The applicant proposes to utilize one (1) personal vehicle to be used for the business that is to be parked on the driveway of the property. The proposal says that there will be no portion of the home of the home that will be used in connection with the business, which is within the standards required by the Land Use Code. The applicant indicates that associated tools are to be stored in the garage of the home.

Recommendation

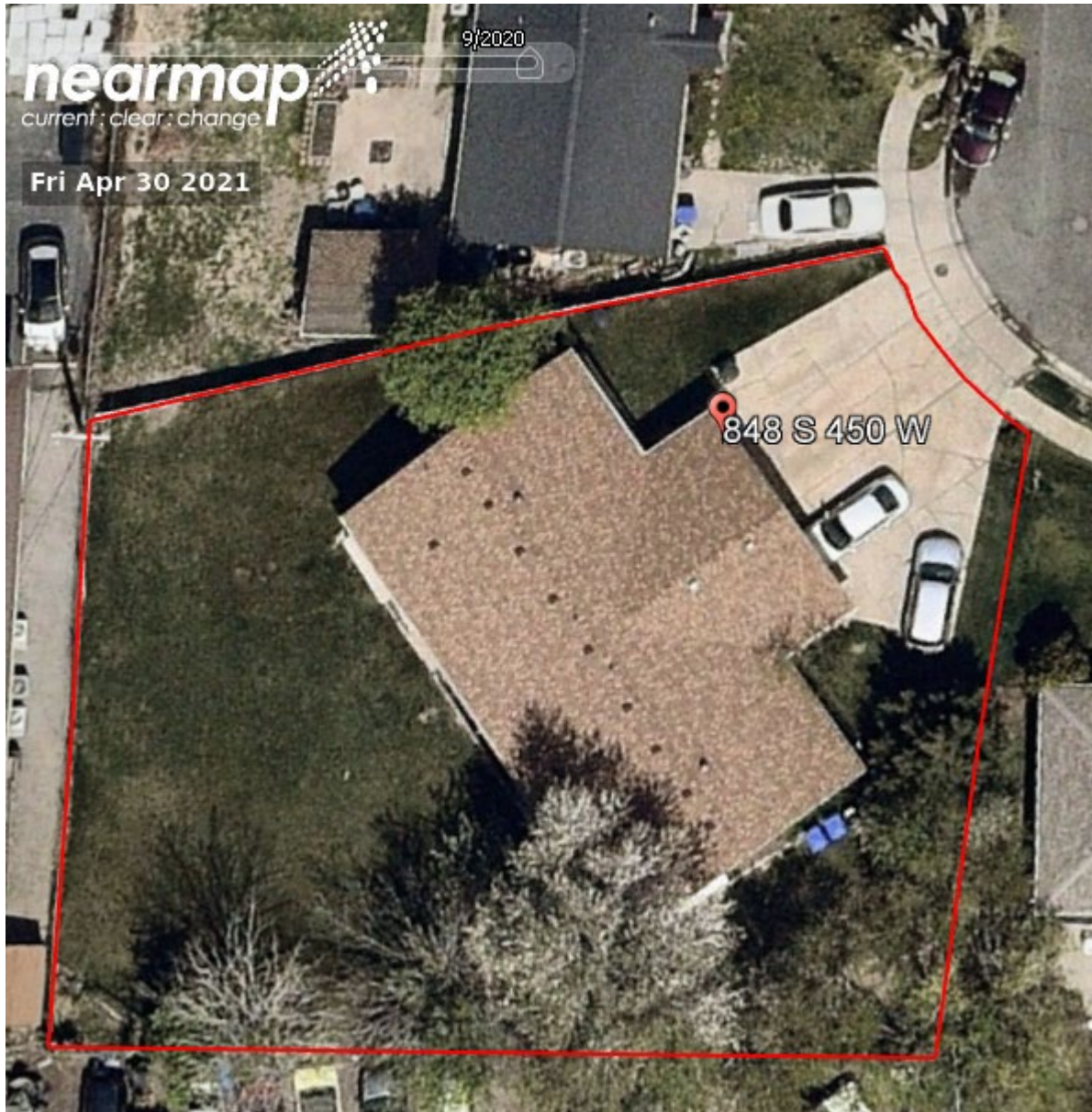
Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Conditional Use Permit for a Contractor Home Occupation at 848 South 450 West, subject to the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Site Plan

Attachment 1 - Aerial Photo



Attachment 2 – Bountiful City Land Use Code Section 14-17-105 & 14-17-108

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.*
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.*
- C. The use shall not involve more than 50% of the entire dwelling.*
- D. The use shall not involve the area of required, covered, off-street parking.*
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.*
- F. The use shall not create noise, dust, odors, noxious fumes, glare or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.*
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.*
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.*
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

- K. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*
- L. *The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.*

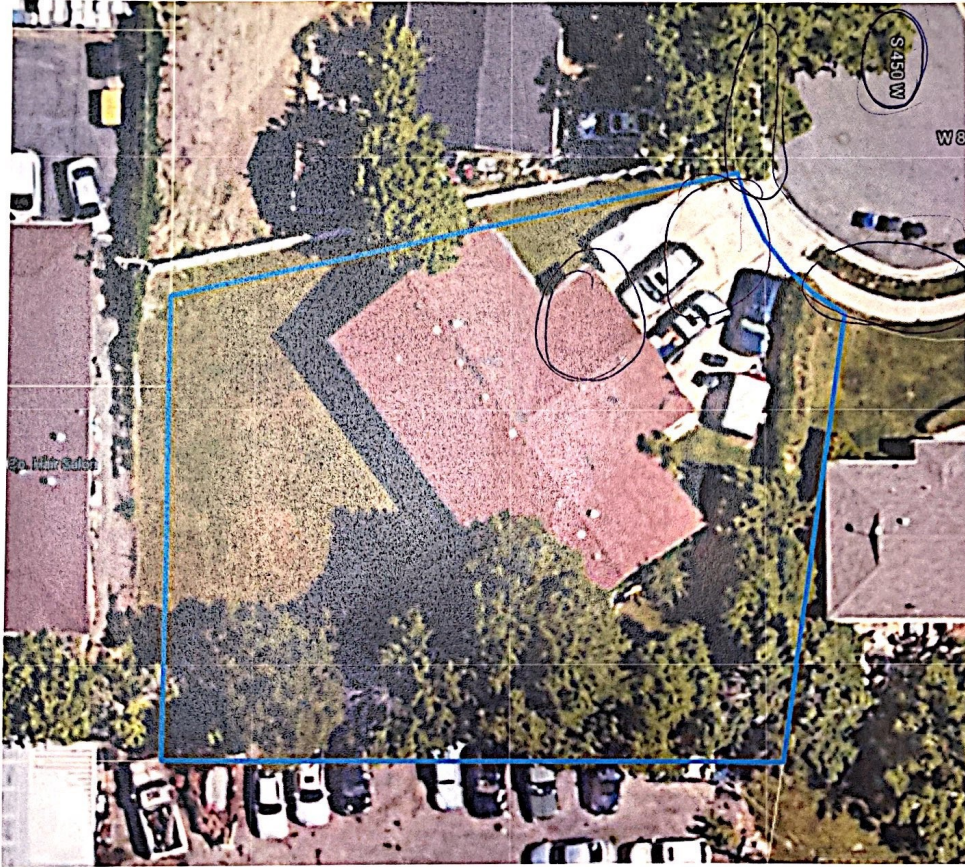
[...]

14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. *Lawn care and/or landscaping,*
- B. *Construction and/or contracting,*
- C. *Snow removal,*
- D. *Residential day care or group instruction facilities with more than eight (8) people,*
- E. *A home occupation office use may be allowed in a detached accessory structure in accordance with the following:*
 - 1. *The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.*
 - 2. *The office shall not be located in an area of required, covered, off-street parking.*
 - 3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
 - 4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
 - 5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

Attachment 3 - Site Plan



Equipment Stored → in garage
Chemicals/Paint → Interior Latex paint and waterborne paint.



MAYOR
RANDY C. LEWIS

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

**Bountiful City, Utah
Conditional Use Permit Approval
of a Contractor Home Occupation Permit**

A public hearing was held on June 14, 2021, at the Bountiful City Hall located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Silvestre Resendiz for a Conditional Use Permit allowing a Contractor Home Occupation at the following location:

848 South 450 West, Bountiful, Davis County, Utah


Parcel 03-035-0013

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for a Contractor Home Occupation shall meet all the criteria in Sections 14-17-105 & 14-17-108 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for a Contractor Home Occupation shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Contractor Home Occupation as requested by Michael Russell, to be located at 913 East 800 South, Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

The Conditional Use Permit for a Contractor Home Occupation and this written form were approved on June 14, 2021. 

Francisco Astorga
Administrative Committee Chair

ATTEST: Jacinda Shupe
Recording Secretary

Administrative Committee Staff Report



Subject: Conditional Use Permit for an Accessory Dwelling Unit
at 1349 North 400 East
Authors: Kendal Black, City Planner
Date: June 28, 2021

Background

The applicant, Andrew Koehler, submitted a Conditional Use Permit (CUP) for an attached accessory dwelling unit (ADU) for his property located at 1349 North 400 East. Bountiful City Administrative Committee reviews all CUPs for ADUs. The Bountiful City Land Use Code defines an ADU (see also “Accessory In-Law Apartment”) as *a self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property.*

Analysis

Bountiful City Land Use Code 14-14-124(C) states that an ADU shall meet all the following standards below shown in *italics*. Staff findings for each standard are shown as underlined text.

- 1. An accessory dwelling unit shall be conditionally permitted only within a single-family residential zone and shall not be permitted in any other zone.*
The single-family dwelling is located within the Single-Family Res. Zone (R-4).
- 2. It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
The site currently contains one (1) single-family dwelling.
- 3. It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*
The applicant has submitted a CUP application for one (1) ADU.
- 4. A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on a lot or parcel in a single-family residential zone.*
The applicant has submitted a CUP application for one (1) ADU.
- 5. lot or parcel of land that does not contain a habitable single-family dwelling.*
The site currently contains one (1) single-family dwelling.
- 6. A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County*

Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.

A building permit is required for this basement remodel so the deed restriction shall be recorded prior to the issuance of the building permit. Note that the building permit application may be turned in but will not be approved until the deed restriction is recorded with Davis County.

7. *The property owner must occupy either the principal unit or the accessory dwelling unit, as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other means required by the Planning Department. The deed restriction will indicate that the property owner must either occupy the principal unit or the ADU, as their permanent residence.*
8. *Separate utility meters shall not be permitted for the accessory dwelling unit. The restriction applies and the deed restriction will indicate such.*
9. *Any property and any structure that contains an approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains the appearance of a single-family dwelling. Except as provided below, a separate entrance to the accessory dwelling unit is required and shall not be allowed on the front or corner lot side yard. A separate entrance shall be located to the side or rear of the principal residence.
 - i. *An accessory dwelling unit in a basement may share a common entrance with the principal unit, provided each unit has a separate interior door.*As shown on the submitted application, the existing basement area of the home contains an entrance on its west side elevation.*
10. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit. This site does not have any active building permits. It is anticipated that the basement apartment ADU conversion will require any permits, to be determined by the Bountiful City Building Official.*
11. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.*

The site has four (4) parking spaces. Per research of the Planning Department, when the single-family dwelling was built in 1981, the home required two (2) parking spaces.

Bountiful City Land Use Code 14-14-124(D) states that a detached ADU shall meet all of the general ADU requirements (above), plus the following:

1. *Shall be at least three hundred fifty (350) sq. ft. in size and shall not exceed one thousand two hundred fifty (1,250) sq. ft., however accessory dwelling units located in a basement may occupy the entire basement of the principal unit.*
According to Davis County Assessor's Office online records, the single-family dwelling is 2756 square feet. The proposed ADU is in the basement. The basement ADU is 1378 square feet.
2. *Shall have its own dedicated separate entrance from the principal unit in compliance with section 14-14-124(C)(9) and shall not have the appearance of a Two-Family Dwelling (duplex). The separate entrance shall have a walkway in compliance with applicable building codes. The submitted plans do not show compliance with the required walkway. Staff recommends adding a condition of approval regarding the required walkway to be installed and inspected prior to the City signing the deed restriction.*

Bountiful City Land Use Code 14-14-124(E) indicates that a detached ADU shall meet all the above criteria (section C and D), plus the following:

1. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*
According to online records of the Davis County Assessor's Office, the subject property is 0.192 acres (approximately 8,363.52 square feet).
2. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*
The existing basement portion that will be used for the ADU complies.
3. *Shall meet all the setbacks required of an accessory structure.*
The aerial photograph indicates compliance with the required setbacks.
4. *Shall be located behind the front building line of the principal unit.*
As the proposed ADU is in the basement or a portion of the existing home, this requirement does not apply to this ADU application.
5. *The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation proposed by the applicant and approved by the Administrative Committee.*
The entrance is in the rear of the building making this a non-issue.

Recommendation and Conditions of Approval

Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Conditional Use Permit allowing an attached, basement accessory dwelling unit at 1349 North 400 East , subject to the following conditions of approval:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including the following:
 - a. The owner(s) of the property must continually occupy the principal dwelling or the accessory dwelling unit.
 - b. The property is to be used only as a Single-Family dwelling with an accessory dwelling unit and shall be subject to a Deed Restriction.
 - c. There shall be no separate utility service connections.
 - d. The Applicants shall apply separately for a building permit to be reviewed and inspected by Staff.
2. The required walkway shall be inspected prior to the City signing the deed restriction.
3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and is non-transferable to another property.
4. The Deed Restriction shall be signed within six (6) months of the date of approval.

Attachments

1. Drafted Approval in Written Form
2. Aerial Image
3. Site Plan
4. Floor Plan



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City, Utah
Draft Conditional Use Permit Approval
of an Accessory Dwelling Unit

A public hearing was held on June 28, 2021, at the Bountiful City Hall located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Andrew Koehler for a Conditional Use Permit allowing an Accessory Dwelling at the following location:

1349 North 400 East, Bountiful, Davis County, Utah

ALL OF LOT 102, NORTH HILLSDALE SUB. CONT. 0.192 ACRES

Parcel# 03-016-0102

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for an accessory dwelling shall meet all the criteria in Section 14-14-124 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for an accessory dwelling shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for detached Accessory Dwelling Unit as requested by Andrew Keohler to be located at 1349 North 400 East, Bountiful, Davis County, Utah, with the following conditions:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including the following:
 - a. The owner(s) of the property must continually occupy the principal dwelling or the accessory dwelling unit.
 - b. The property is to be used only as a Single-Family dwelling with an accessory dwelling unit and shall be subject to a Deed Restriction.
 - c. There shall be no separate utility service connections.
 - d. The Applicants shall apply separately for a building permit to be reviewed and inspected by Staff.

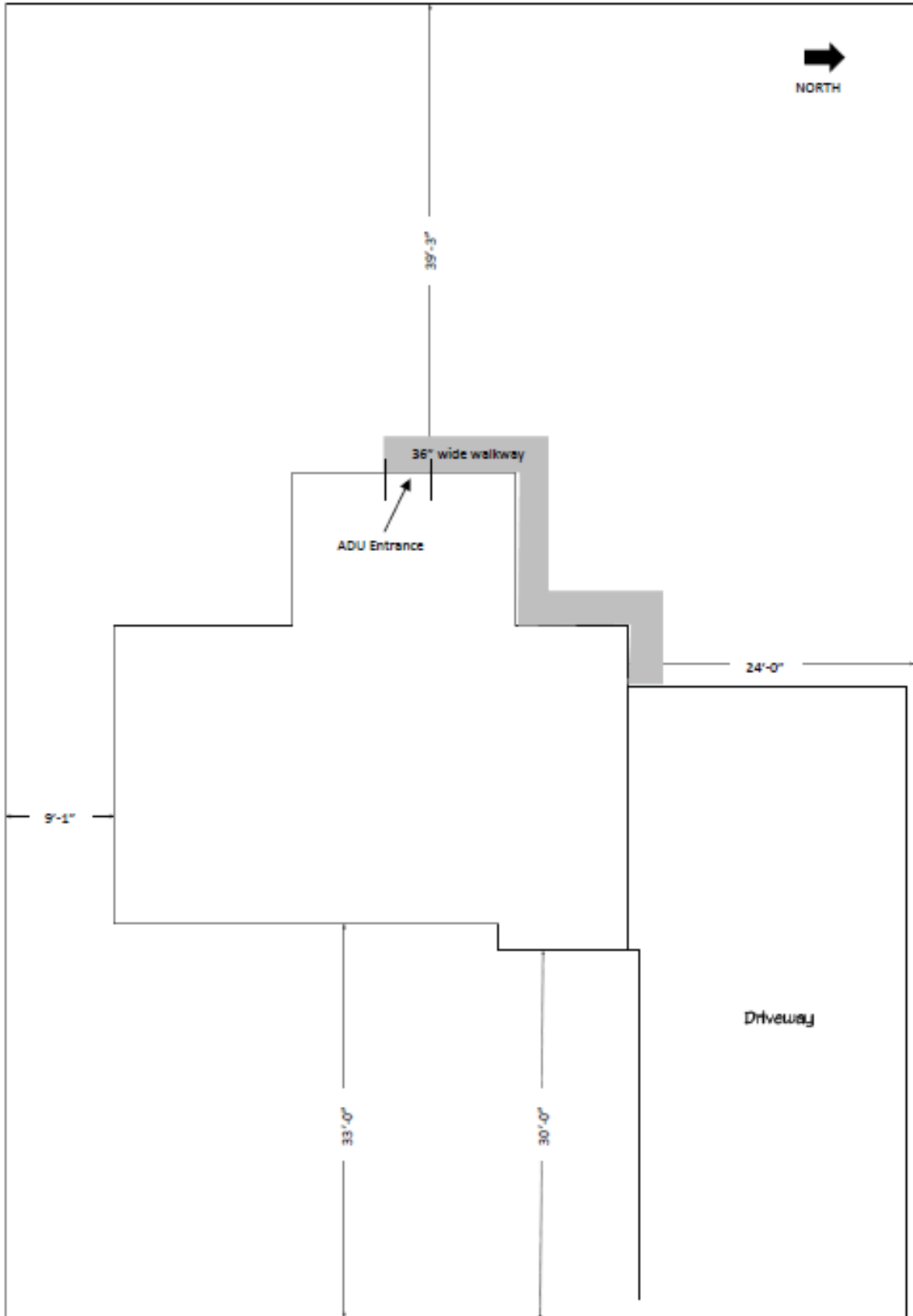
2. The required walkway shall be inspected prior to the City signing the deed restriction.
3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and is non-transferable to another property.
4. The Deed Restriction shall be signed within six (6) months of the date of approval.

The Conditional Use Permit for an accessory dwelling unit was approved on June 28, 2021, and this written form was approved this June 28, 2021.

Francisco Astorga
Administrative Committee Chair

ATTEST: Jacinda Shupe
Recording Secretary





Ken Shock Construction

1349 N 400 E

Administrative Committee Staff Report



Subject: Conditional Use Permit for a Handyman Home Occupation
at 1940 South 200 East.
Authors: Kendal Black, City Planner
Date: June 14, 2021

Background

The applicant, Paiten Sims, submitted a Conditional Use Permit (CUP) for a Handyman Contractor Home Occupation located at 1940 South 200 East. The property is located within the R-4 Single-Family Residential Zone.

Analysis

The applicant operates a handyman business and there are no employees. The applicant proposes to utilize two (2) trucks, one (1) enclosed trailer, construction tools, and lawnmowing equipment for the business. The trucks and trailer will be parked on the driveway (and RV pad) in tandem. The proposal says that there will no portion of the home used in connection with the business (just the driveway and shed behind it), which is within the standards required by the Land Use Code. The applicant indicates that the lawn equipment will be stored in the shed and the construction tools will be stored in the enclosed trailer.

Recommendation

Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Conditional Use Permit for a Contractor Home Occupation at 1940 South 200 East, subject to the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Site Plan

Attachment 1 - Aerial Photo



Attachment 2 – Bountiful City Land Use Code Section 14-17-105 & 14-17-108

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.*
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.*
- C. The use shall not involve more than 50% of the entire dwelling.*
- D. The use shall not involve the area of required, covered, off-street parking.*
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.*
- F. The use shall not create noise, dust, odors, noxious fumes, glare or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.*
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.*
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.*
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

- K. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*
- L. *The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.*

[...]

14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. *Lawn care and/or landscaping,*
- B. *Construction and/or contracting,*
- C. *Snow removal,*
- D. *Residential day care or group instruction facilities with more than eight (8) people,*
- E. *A home occupation office use may be allowed in a detached accessory structure in accordance with the following:*
 - 1. *The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.*
 - 2. *The office shall not be located in an area of required, covered, off-street parking.*
 - 3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
 - 4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
 - 5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

Attachment 3 - Site Plan

1940 SOUTH 200 EAST



NORTH
↑

RECEIVED

JUN 03 2021

BOUNTIFUL CITY
PLANNING DEPT.



MAYOR
RANDY C. LEWIS

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

DRAFT
Bountiful City, Utah
Conditional Use Permit Approval
of a Handyman Contractor Home Occupation Permit

A public hearing was held on June 28, 2021, at the Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Paiten Sims for a Conditional Use Permit allowing a Handyman Contractor Home Occupation at the following location:

1940 South 200 East, Bountiful, Davis County, Utah

Parcel 05-108-0003

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for a Handyman Contractor Home Occupation shall meet all the criteria in Sections 14-17-105 & 14-17-108 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for a Handyman Contractor Home Occupation shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Handyman Contractor Home Occupation as requested by Silvestre Resendiz, to be located at 848 South 450 West, Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

The Conditional Use Permit for a Handyman Contractor Home Occupation and this written form were approved on June 28, 2021.

Francisco Astorga
Administrative Committee Chair

ATTEST: Jacinda Shupe
Recording Secretary

Administrative Committee Staff Report



Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 3219 South 100 East and 3324 South 200 East
Date: June 28, 2021

Overview

Consider approval of a Lot Line Adjustment between 3219 South 100 East and 3324 South 200 East, Kevin J. Young & Maurine Young and Nicholas Reynolds & Kellie Reynolds, Applicants.

Background/Analysis

The Applicants request a Lot Line Adjustment between their two (2) properties located at 3219 South 100 East and 3324 South 200 East. Both properties, shown as Lot 1 (Young's Property) and Lot 2 (Reynolds's Property), are in the R-3 Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 1 to Lot 2. The proposal includes transferring 0.1342 acres (5,845.752 square feet), shown as Parcel A, from Lot 1 (Young) to Lot 2 (Reynolds). The adjustment does not create any new parcels but does affect a public utility easement that currently runs along the southeastern property line of Lot 1 (Young's Property). This public utility easement will run with the property transfer (Parcel A) to Lot 2 (Reynolds').

Findings

1. The proposed Lot Line Adjustment does not create any new lots; therefore, an amended subdivision plat is not necessary.
2. The proposed lot area of Lot 1 is 22,491 square feet (0.5163 acres).
3. The proposed lot area of Lot 2 is 17,825 square feet (0.409 acres).

Staff Recommendation

Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the following conditions of approval:

1. Complete any redline corrections required on the plat.
2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final form approved by the City Engineer.

Note: Approval of the lot line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the Davis County Recorder's Office.

Attachments

1. Aerial Map
2. Survey Map

Attachment 1 – Aerial Map

